RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

[illegible] ESCROW SERVICE, INC.
[illegible] RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

CHRIS CANTRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Cromer Baldwin (NAME)	SAME (NAME)	
403 Page Road (ADDRESS)	(ADDRESS)	Map 130-9
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 65

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **MCCOMBS ACQUISITIONS & COLLECTIBLES, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JEFFREY CROMER BALDWIN and EMIKO BALDWIN, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 15, Block D, and a portion of a 25 foot wide closed street shown on the Revised Plan of the Highlands of Belle Meade No. 2, of record in Book 843, Page 18, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the intersection of the westerly right-of-way (25 feet from the centerline) of Page Road with the southerly margin of a 25 foot street shown on in Block D on the Revised Plan of Highlands of Belle Meade No. 2 of record in Plat Book 843, Page 18, Register's Office for Davidson County, Tennessee; thence, with said margin westerly 288.62 feet; thence, severing said street, northerly 25 feet; thence, continuing on the same line and severing said street, northerly 25 feet; thence, continuing on the same line and severing Lot 15 of said Block D, northerly 87.50 feet, a total of 112.50 feet; thence, continuing to sever said Lot 15, easterly 251.33 feet to said westerly right-of-way of Page Road; thence, with said right-of-way, southerly 118.52 feet to the beginning containing 0.70 acre more or less.

Being the same property conveyed to McCombs Acquisitions & Collectibles, LLC, by Warranty Deed from James H. Kemp, married, dated November 30th, 2004, of record in Instrument No. 20041203-0144325, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 403 Page Road, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 03/05/07 08:51 2 pgs
Fees:13.00 Taxes:2775.00

20070305-0026362

Witness our hands this 28th day of February, 2007.

McCombs Acquisitions & Collectibles, LLC

By: _____
Paul R. McCombs, III – Member

By: _____
Carla McCombs - Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Paul R. McCombs, III and Carla M. McCombs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be Members of McCombs Acquisitions & Collectibles LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Members, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by themselves as Members.

Witness my hand and official seat at the offices of Founders Title and Escrow, LLC, 1912 – 21st Avenue South, Nashville, Tennessee, 37212, this 28th day of February, 2007.

CHRIS CANTRELL NOTARY PUBLIC AT LARGE DeKALB COUNTY, TN

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/26/07